



## Arlington Zoning Board of Appeals

**Date:** Tuesday, August 25, 2020  
**Time:** 7:30 PM  
**Location:** Conducted by remote participation  
**Additional Details:**

### Agenda Items

#### Administrative Items

1. **Remote participation details**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom webinar.

When: Aug 25, 2020 07:30 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Please click the link below to join the webinar:

<https://town-arlington-ma-us.zoom.us/j/94599281468>

Or iPhone one-tap :

US: +13126266799,,94599281468# or +16468769923,,94599281468#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833

Webinar ID: 945 9928 1468

2. **Members Vote: Approval of meeting minutes**

#### Comprehensive Permits

3. **"THORNDIKE PLACE" COMPREHENSIVE PERMIT CONTINUED PUBLIC HEARING**

See documentation on ZBA website.

4. **Discussion as to status of 180-day hearing schedule (10 minutes)**

5. **Discussion as to completeness of the application before the Board (10 minutes)**

minutes)

6. **Presentation of the proposed project by the Applicant (30 minutes)**

7. **Public comments and questions (30 minutes)**

Due to previously demonstrated interest in this project and to provide an orderly flow to the meeting, the Chair will limit individual public speakers to three (3) minutes each. Questions and comments are to be directed to the Board in the interest of informing the Board regarding the topics discussed at the hearing and assisting the Board in reaching a more well-informed decision. Please note that there are multiple hearings scheduled for this project, and each hearing will have an opportunity for public comment. The Chair also encourages the public to provide written comments to be reviewed by the Board and included in the record.

8. **Tentative Schedule for subsequent hearings (10 minutes)**

1. Traffic flow and safety (Sept. 22)
2. Wetland impacts and stormwater management (Oct. 13)
3. General civil engineering matters (Oct. 27)
4. Architecture, landscape architecture and open space (Nov. 10)
5. Density and overall design (Nov. 24, Thanksgiving Week)
6. Pro forma review (Dec. 8)
7. Conditions Review and Decision (Dec. 22, Christmas Week)

9. **Continue hearing to date and time certain**

**Meeting Adjourn**



## Town of Arlington, Massachusetts

---

**Members Vote: Approval of meeting minutes**

**ATTACHMENTS:**

Type	File Name	Description
Meeting Minute (draft)	Draft_Meeting_Minutes__August_11__2020.docx	Draft Meeting Minutes August 11, 2020

**TOWN OF ARLINGTON**  
**ZONING BOARD OF APPEALS**

**DRAFT**

**Date:** August 11, 2020

**Time:** 7:30 PM

**Location:** Remote Hearing, Zoom ID # 922 7728 5905

**Members in Attendance:** Christian Klein R.A., Chair, Patrick M. Hanlon, Kevin Mills, Shawn O'Rourke, Stephen Revilak, Aaron Ford.

**Minutes:**

**Attendance:** Pavas Gupta, Kanchan Gupta, Steve Hackbarth, Rick Vallarelli, Smolak and Vaughn (Representative)

**Chair's Introduction:** Chairman Klein opened the meeting at 7:38 PM. After reading the rules for remote hearings and a roll call attendance, the hearing commenced. It was noted that this hearing would be recorded.

**1) Docket #3515 – Continued 40B Hearing, Thorndike Place.**

Chairman Klein presented and read a letter addressed to himself and Town Counsel Doug Heim from Stephanie Kiefer, Attorney for the Petitioner. The letter requested a continuance to August 25, 2020. Mr. Klein asked the Board and the public if there were any comments, there were none. Mr. O'Rourke made a motion to approve the request and Mr. Hanlon seconded that motion.

**SO VOTED 5-0**

**2) Docket #3622 46 – 48 Park Avenue Extension.**

The Petitioner(s) Pavas and Kachan Gupta first appeared before the Board on June 23, 2020. They wished to install a second driveway on their property located at 46 – 48 Park Avenue Extension. The Board requested more information and a continuance was granted. Initially there were two concerns. Mr. Mills was concerned about the elevations, slope, and appearance. Mr. Ford was concerned about the structural integrity of the existing retaining wall and if it would perform after the driveway were to be constructed. Mr. Gupta displayed the new drawings on the screen and the Board seemed satisfied with the elevations. Neighbors spoke in favor of the request as not only would it be convenient to have a second driveway, the existing condition posed a danger while backing out onto Park Avenue Extension. Mr. Gupta told the Board that if

the retaining wall had to be rebuilt he would do so. Mr. Klein asked the Board and the audience if they had any questions, there were none. Mr. O'Rourke abstained from voting as he was not present at the first hearing. Mr. Revelak noted that the Board should approve the revised plan not the original plan from the first hearing. Also, it was noted that the driveway should not be less than the minimum width of seven feet six inches (7'6"). Mr. Hanlon made a motion to approve with conditions. Mr. Mills seconded.

**SO VOTED 5-0**

**3) Members Vote:**

Members were asked to approve Meeting Minutes from ZBA remote hearing on July 14, 2020. Mr. Hanlon motioned to approve, Mr. Mills seconded.

**MINUTES APPROVED, SO VOTED 5-0**

**4) Members Vote:**

Members were asked to approve Decisions from ZBA remote hearing on June 23, 2020. Prior to the vote, Mr. Vallarelli, Board Administrator, reported to the Board that there were still a few edits to be executed on some of the Decisions. Mr. Vallarelli added that most of these edits were punctuation errors and the meaning and intent of the draft Decisions were accurate.

**Docket #3623** – 37 Fairmont Street, Mr. Hanlon motioned to approve subject to editorial adjustments and Mr. Mills seconded.

**SO VOTED 5-0**

**Docket # 3624** – 400-402 Massachusetts Avenue, Mr. Hanlon motioned to approve subject to editorial adjustments, Mr. Mills seconded..

**SO VOTED 5-0**

**Docket #3626** – 66-68 Palmer Street, Mr. Hanlon motioned to approve subject to editorial adjustments, Mr. Mills seconded.

**SO VOTED 5-0**

**Docket #3626** – 73 Freeman Street, Mr. Hanlon motioned to approve subject to editorial adjustments, Mr. Mills seconded.

**SO VOTED 5-0**

At approximately 8:40 PM Mr. Klein asked for a motion to adjourn. Mr. Hanlon made that motion and Mr. Mills seconded.

**MEETING ADJOURNED 8:40 PM**